



Bell & Blake
SALES & LETTINGS

30 Tamar Way, Tangmere, Chichester, West Sussex PO20 2FG

Asking Price £189,950

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- › Ground floor flat with private garden
- › Garage
- › Lounge
- › Kitchen
- › Bathroom
- › Double Bedroom
- › 149 Years remaining on lease, Peppercorn ground rent, no annual service charge.
- › NO FORWARD CHAIN

A one bedroom ground floor garden flat with garage in the sought after village of Tangmere. In addition to the double bedroom which has a built-in double wardrobe and over looks the rear garden the flat has a modern bathroom, 11'10" sitting room which is open plan to the modern fitted kitchen. The property would make an ideal first time buy, downsize or investment property. The property boasts 149 years remaining on the lease, peppercorn ground rent and no annual service charge. No onward chain.

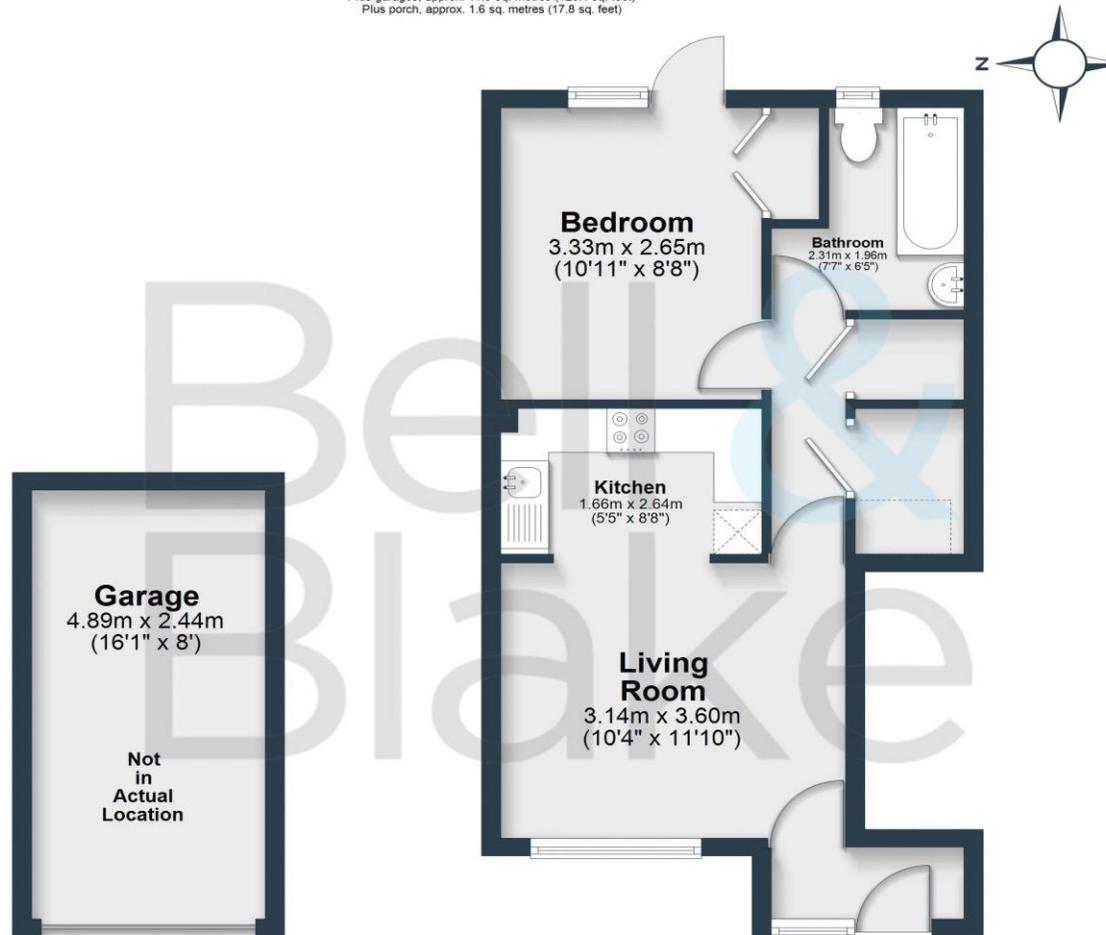
Council Tax Band: B



Ground Floor

Main area: approx. 35.3 sq. metres (380.4 sq. feet)

Plus garages, approx. 11.9 sq. metres (128.4 sq. feet)
Plus porch, approx. 1.6 sq. metres (17.8 sq. feet)



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		79
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		64
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	81	England, Scotland & Wales		EU Directive 2002/91/EC	79

Reference: Tamar

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